



Updated: October 2026

Healthy Housing Financing

Permanent Loans on New Construction or Rehabilitation Projects

Healthy Housing Financing (HHF) offers borrowers financial incentives for incorporating health-promoting design and operational features into their newly constructed or substantially rehabilitated multi-family properties. Healthy Housing Financing is one of three products in MHP's suite of Green and Healthy Housing Programs.

Research shows that good design and operational policies that encourage physical activity, healthy eating, and improved air quality (such as playgrounds, tobacco-free environments, stair visibility, bicycle parking, and proximity to transit and grocery stores) have a positive impact on the health and stability of residents. HHF provides incentives to developers that achieve a Fitwel® Certification from the Center for Active Design or a WELL Certification from the International WELL Building Institute as set forth in the attached Healthy Housing Certification Chart.

Healthy Housing Financing Benefits:

- 10 basis point reduction in the permanent loan interest rate – see attached Healthy Housing Certification Chart.¹
- Up to \$15,000 reimbursement of the cost of the healthy housing certification, as applicable.

Healthy Housing Certification

Requirements:

Prior to permanent loan closing, borrower must demonstrate that it has a Healthy Housing certification recognized by MHP (see attached).

Loan Type:

MHP permanent first mortgage on a recently completed and stabilized new multi-family property or a refinancing or acquisition of an existing property using any of MHP's capital sources, including bank financing, Fannie Mae or FHA Risk Sharing. MHP underwrites and services all loans regardless of capital source.

Eligible Property Types:

Minimum development size is 5 units, and the property must meet MHP's minimum affordability requirements (at least 20% of the units affordable to households at 50% of Area Median Income (AMI), 40% of the units affordable to households at 60% AMI, or 25% of the units affordable to households at 80% AMI provided that the maximum rents are at least 10 percent below comparable market rents).

¹ MHP may limit the total interest rate discount received under the suite of Green and Healthy Housing programs to the basis point equivalent of \$20,000 in year one benefits.

MHP's HEALTHY HOUSING CERTIFICATION CHART

HEALTHY HOUSING CERTIFICATION	AWARDING ORGANIZATION
HEALTHY HOUSING CERTIFICATIONS (10-basis-point rate reduction)	
• Fitwel Certification, Multifamily Residential	Center for Active Design
• WELL Certification, minimum Bronze certified	International WELL Building Institute